

NEW CONSTRUCTION AT 53 PARK DRIVE
WOODBIDGE HERITAGE CONSERVATION DISTRICT
WARD 2 - VICINITY OF WOODBIDGE AVENUE AND CLARENCE STREET

Recommendation

The Director of Development Planning recommends:

1. THAT Heritage Vaughan Committee recommends to Council the approval of the proposed new construction of a rear addition to an existing single detached dwelling under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
 - a) any significant changes to the proposal by the Owner may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
 - b) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or Permit requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
 - c) the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

Contribution to Sustainability

This report is consistent with the goals and objectives within *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

Objective 4.1: "To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage"

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

All materials related to the Heritage Vaughan Committee are posted on the City's website.

Purpose

The purpose of this report is for Heritage Vaughan Committee to consider the proposed new construction of a rear addition to an existing single detached dwelling in the Woodbridge Heritage Conservation District.

Background - Analysis and Options

Location, Heritage Status, and Policies

The subject property, municipally known as 53 Park Drive, is located at the east end of Park Drive, as shown on Attachment #1, a street that intersects Clarence Street. The property backs onto the Humber River ravine lands and is located in the Woodbridge Heritage Conservation District (HCD) and therefore Designated Part V under the Ontario Heritage Act. In addition, the subject property is located within the Clarence Street and Park Drive Character Area of the Woodbridge HCD Plan and is identified as a “non-contributing” property.

Policies and Guidelines within the Woodbridge HCD Plan apply to all new construction within the Woodbridge HCD. Policies pertain to all aspects of development. A Heritage Permit will be required for the new construction.

The existing building is a 2.5 storey detached residence constructed in brick with a side gable roof and 2 front-facing gables clad in wood shingles (Attachment #2). The building was constructed circa 1975.

Proposed New Construction

The applicant is proposing to construct a 2-storey addition at the rear of the property with a new deck (Attachments #3a to #3e inclusive). The addition is offset from the rear to allow for the deck. The addition will be partially visible at the right side of the building. The proposed addition will be clad in stucco with large windows facing the Humber River at the rear of the property.

Arborist Report Submitted

The applicant has submitted an arborist report (Attachment #4) as part of the heritage permit application. The report identifies 7 trees that are located on or near the subject property, all of which are in good to fair condition. Two of the trees and a hedge within the subject property are proposed for removal for the project, however, the two trees and hedge have a diameter breast height of less than 10cm and do not require tree permits for removal or tree compensation under the City's current policies. The remainder of the trees, which are located on the subject property and neighbouring property, will be maintained and protected with tree protection fencing during construction.

Located in Special Policy Area - TRCA Approval Granted

The site is located in a Special Policy Area within the City of Vaughan, as per Section 3.6.5 and Schedule 8 of the Vaughan Official Plan 2010, Volume 1 and Section 7.3 and Schedule 9 of the Woodbridge Centre Secondary Plan, which is included in Volume 2 of the Vaughan Official Plan 2010.

The applicant is required to receive approval from the local Conservation authority. The applicant received approval from the Toronto Region and Conservation Authority (TRCA) on June 16, 2016 for the proposed addition.

The TRCA Permit states “Any revisions or changes to the approved work(s) require further TRCA approvals prior to being initiated”.

Heritage Permit Application Complete

The Heritage Permit application was submitted on August 25, 2016 under Section 42 (2.1) of the Ontario Heritage Act and was reviewed by Cultural Heritage staff. After staff received all required

information and necessary reports, it was deemed complete on **November 1, 2016** and notice of receipt was issued to the applicant as per Section 42 (3) of the Act. According to Section 42 (4) of the Act, Council has 90 days from the day the notice of receipt was issued, which is **January 30, 2017**, to render a decision.

Analysis

Woodbridge HCD Plan: Section 6.1.5 Clarence Street and Park Drive

This section of the Woodbridge HCD Plan describes this Character Area as residential in character with a broad variety of housing types and views to the Humber River. It also describes generous front yards and a significant tree canopy. New construction in this area must support the existing residential character. Cultural Heritage staff has determined that the proposed new construction is consistent with the existing residential character of the Clarence Street and Park Drive Character Area with respect to architectural design, massing, and preserving front yard conditions and tree canopy. All trees proposed for removal are in the rear of the property and are not visible from the street and do not affect the character of the streetscape.

The Woodbridge HCD Plan does not provide specific guidelines for additions to non-contributing properties, however, Section 6.3.2 of the Plan encourages new construction that is "of its time". Furthermore, the addition will be distinct from the existing building which is one of the Eight Guiding Principles in the Conservation of Built Heritage Properties produced by the Ministry of Tourism, Culture and Sport.

Legibility – New work should be distinguishable from old: Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report relates to the Term of Council Service Excellence Strategy Map (2014-2018) by supporting the following initiative:

- Support and promote arts, culture, heritage and sports in the community

Regional Implications

N/A

Conclusion

The Urban Design and Cultural Heritage Division has reviewed the proposed application and is satisfied the new development at 53 Park Drive conforms to the policies and guidelines within the Woodbridge Heritage Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed new development under the Ontario Heritage Act.

Attachments

1. Location Map
2. Site Photo provided in Arborist Report
- 3a. Site Plan
- 3b. Front Elevation
- 3c. Rear Elevation

- 3d. Right Elevation
- 3e. Left Elevation
- 4. Arborist Report

Report prepared by:

Daniel Rende, Cultural Heritage Coordinator, ext. 8112
Moir Wilson, Senior Urban Designer, ext. 8353
Rob Bayley, Manager of Urban Design and Cultural Heritage, ext. 8254

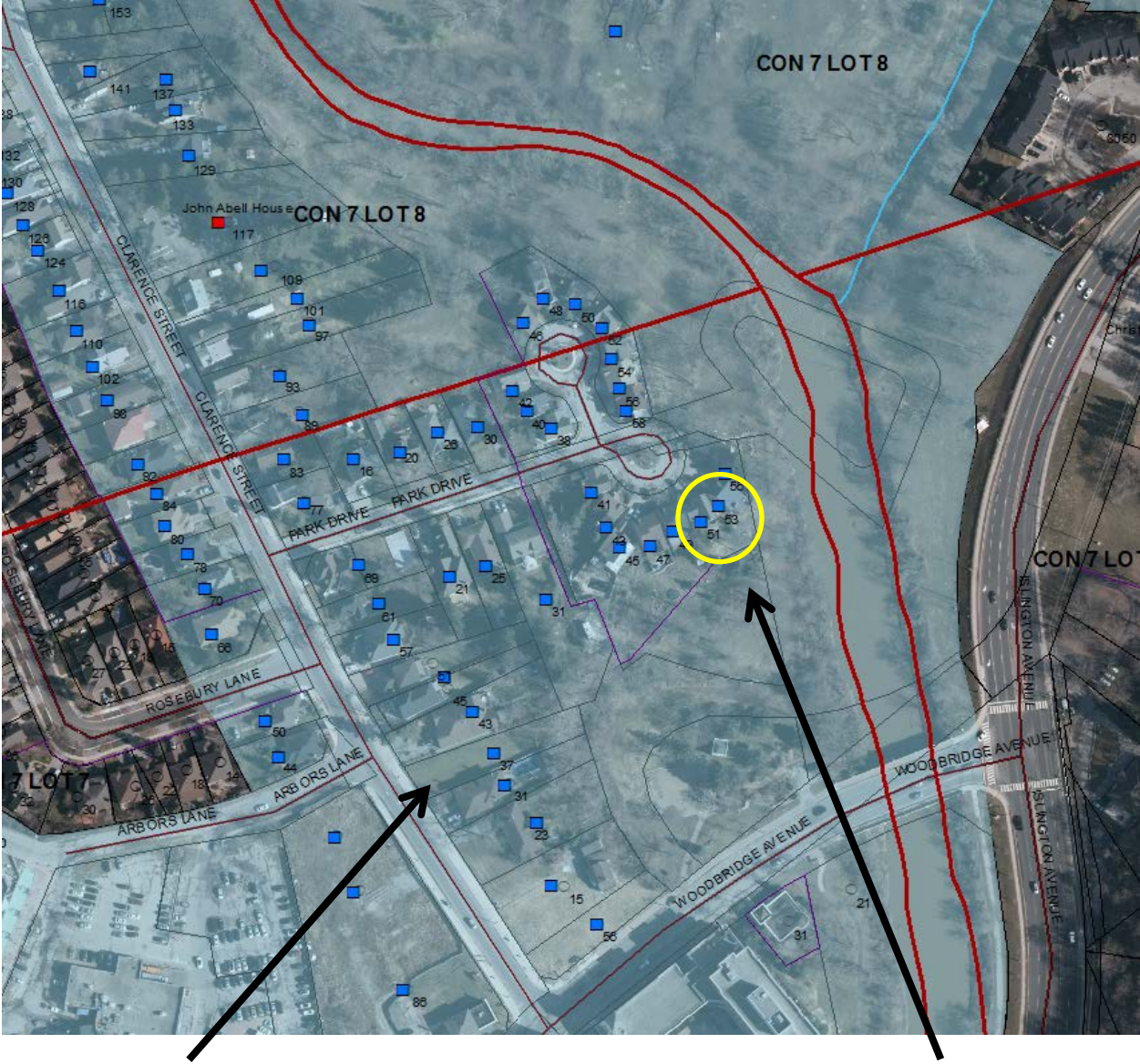
Respectfully submitted,

GRANT UYEYAMA
Director of Development Planning

/LG

Attachment 1

Location Map



Woodbridge HCD (Blue shade)

53 Park Drive

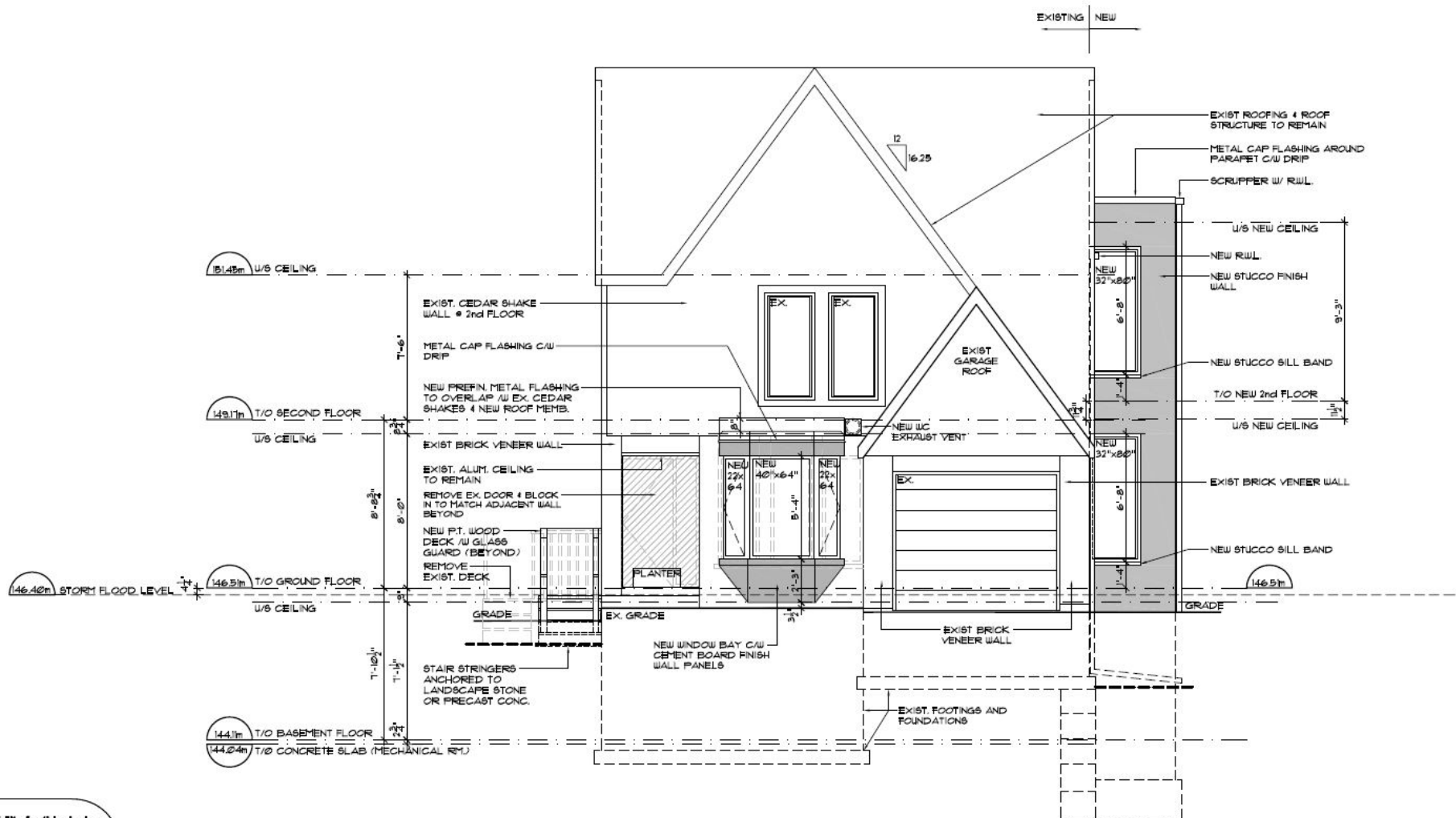


STREET VIEW

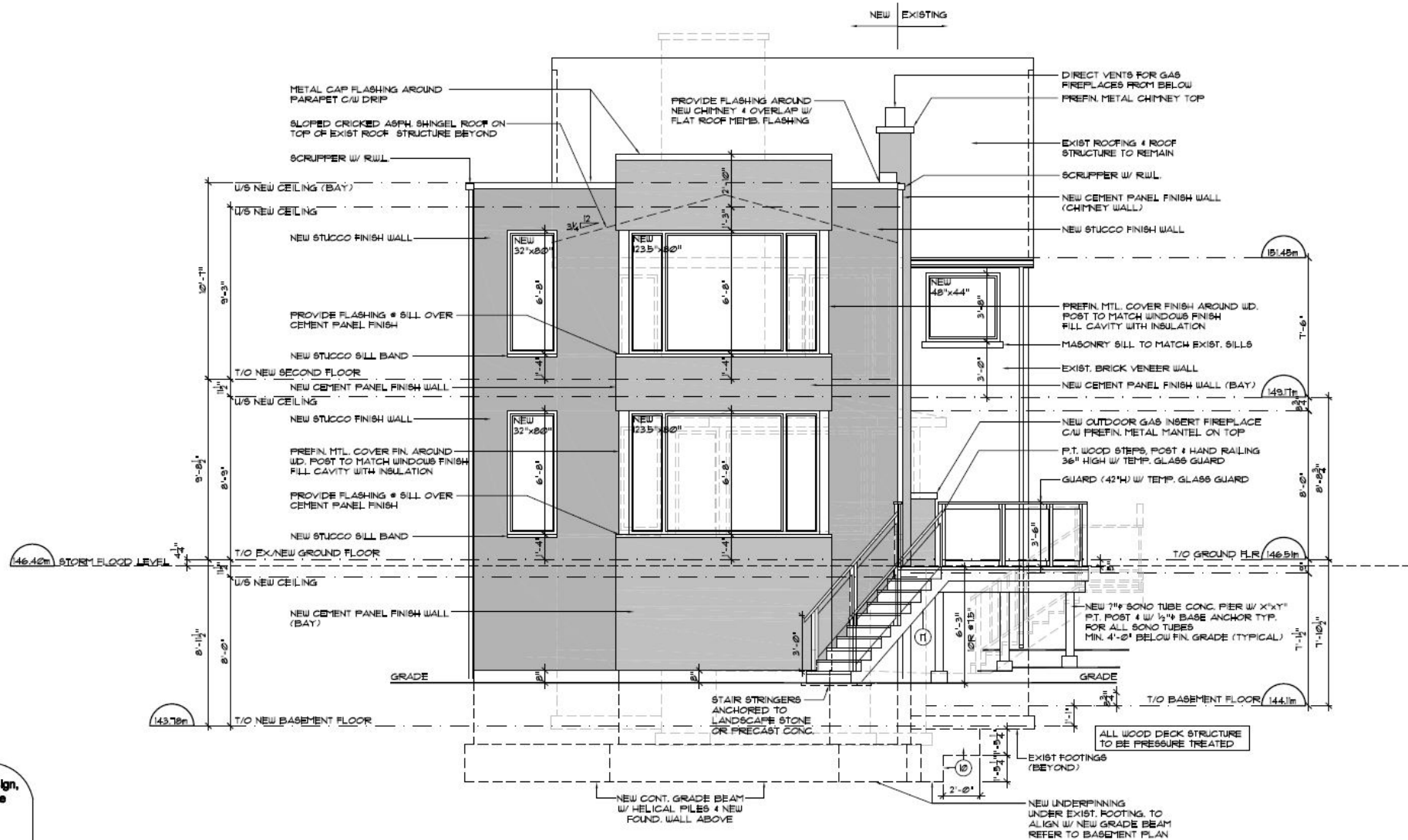
PARK DRIVE
(FORMERLY SPIKER AVENUE
BY REGISTERED PLAN 545)



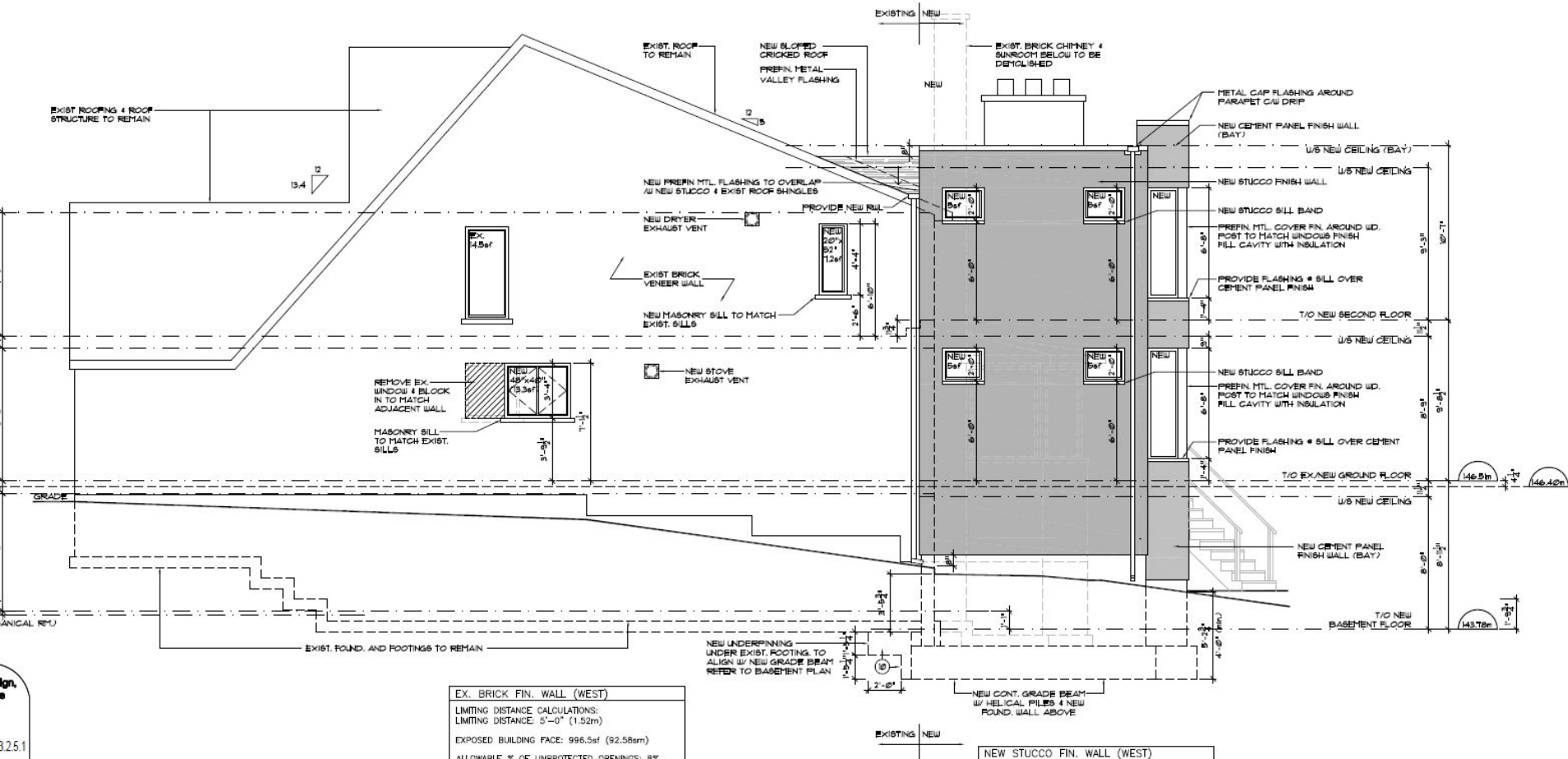
responsibility for this design,



Attachment 3c – Rear Elevation



Attachment 3d – Right Elevation



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ADDITIONAL INFORMATION

Attachment 4 - Arborist Report



Noica Consulting Inc.

SITE INVENTORY ARBORIST REPORT

**Residence
53 Park Drive
Woodbridge, ON**

**Prepared For:
Mr. J. Mace Blundell
Ms Elizabeth K. Langenberger**

**Prepared By:
Arborist
Richard Burton
MT CU Certification No 1740198**

**Administrative Support
L. Piccin/ ML Luna**

Project No. 16-205

October 10, 2016



NOICA CONSULTING INC.

a/a AJ Lucas Tree Service

SITE INVENTORY & ARBORIST REPORT

October 10, 2016

Tree No. 1

Condition:

This White Spruce is in fair condition and has been growing in crowded conditions. The homeowners would like to preserve this tree. A tree protection zone of 1.8m will provide protection prior to and during construction. This tree protection zone (TPZ) will consist of plywood hoarding and a 2 x 4 timber frame, minimum 8 ft in height and 1.8m from any part of the trunk wood.

Tree No. 2

Condition:

This White Spruce is in fair condition. This tree has been growing in crowded conditions. The homeowners would like to preserve this tree. A tree protection zone of 1.8m will provide protection prior to and during construction. This tree protection zone (TPZ) will consist of plywood hoarding and a 2 x 4 timber frame, minimum 8 ft in height and 1.8m from any part of the trunk wood.

Tree No. 3

Condition:

This Japanese Maple is in fair condition however falls within the foot print of the new proposed 2 storey addition. This tree will require removal and will not require a permit due to its DBH size – all stems under 20 cm DBH. Replanting is not a requirement. (Please see attached site diagram and photos)

**Tree No. 4****Condition:**

This Trembling Aspen is in good condition. This tree will be effected by development due to construction and grading. This tree will require removal and will not require a permit due to its DBH size. Replanting is not a requirement. (Please see attached site diagram and photos)

Tree No. 5**Condition:**

This Mulberry is in good condition. This tree is located on the neighbouring property (Unit #8). The tree is approximately 3 m from the property line. Plywood hoarding on a 2 x 4 timber frame 4 ft in height, placed at property line, will provide adequate protection prior to and during construction.

Tree No. 6**Condition:**

This Mulberry is in good condition. This tree is located on the neighbouring property (Unit #8). The tree is approximately 4 m from the property line. Plywood hoarding on a 2 x 4 timber frame 4 ft in height, placed at property line, will provide adequate protection prior to and during construction.

Tree No. 7**Condition:**

This White Cedar Hedge is in fair condition. The hedge will be removed prior to construction as it falls within the foot print of construction. This hedge will require removal and will not require a permit due to its DBH size. Replanting is not a requirement. (Please see attached site diagram and photo)

**Arborist Recommendations:**

Upon our site visit and assessment, it has been established there are no trees of significant size or uncommon species which would render them under any special designation. The White Cedar Hedge, Japanese Maple and Trembling Aspen will require removal. The two White Spruce Trees (Tree No. 1 & Tree No. 2) as well as the neighbouring Mulberry (Tree No. 5 & Tree No. 6) will be protected via TPZ (Tree Protection Zones) prior to and during construction.

The removal Tree No 3, No. 4 & No. 7 (Hedge) is justified and necessary to accommodate construction of the 2 storey renovation. These removals do not require City of Vaughan permit due to their DBH size (under 20 cm DBH) and therefore replanting plan is also not required.

Kindly contact the owners:

Mr. Mace Blundell & Ms Elizabeth K. Langenberger
with written permission for the removals.

Sincerely,

NOICA CONSULTING INC.

Richard Burton
MTCU Certification No. 1740198



Neica Consulting Inc.
o/a Al Lucas Tree Service

SITE TREE INVENTORY : 53 Park Drive - Require Addition & Alteration

TREE NO	COMMON NAME	BOTANICAL NAME	DBH - cm	CONDITION	COMMENTS	REMOVAL	PHOTO	TPZ	PERMIT
1	White Spruce	<i>Picea glauca</i>	23	Fair	Tree to be protected during construction	No	Yes	Yes	N/A
2	White Spruce	<i>Picea glauca</i>	21.5	Fair	Tree to be protected during construction	No	Yes	Yes	N/A
3	Japanese Maple - Multi Stem	<i>acer palmatum</i>	6	Fair	Tree to be removed	Yes	Yes	N/A	No
4	Trembling Aspen	<i>populus tremuloides</i>	8.5	Good	Tree to be removed	Yes	Yes	N/A	No
5	Mulberry	<i>morus</i>	7.5	Good	Neighbouring Tree to be protected during construction	No	Yes	Yes	No
6	Mulberry	<i>morus</i>	16	Good	Neighbouring Tree to be protected during construction	No	Yes	Yes	No
7	White Cedar Hedge	<i>thuja occidentalis</i>	under 10 cm	Fair	Hedge to be removed	Yes	Yes	N/A	No

DATE OF INSPECTION: October 10, 2016

NEW BASEMENT FLOOR AREA
 NEW GROUND FLOOR AREA
 (DEMO OF EX. 1 STY 337.82 - 121.59sf)
 NEW SECOND FLOOR AREA

NEW (COVERAGE) (.086)

TOTAL (GFA) (0.58)

TOTAL BASEMENT FLOOR AREA

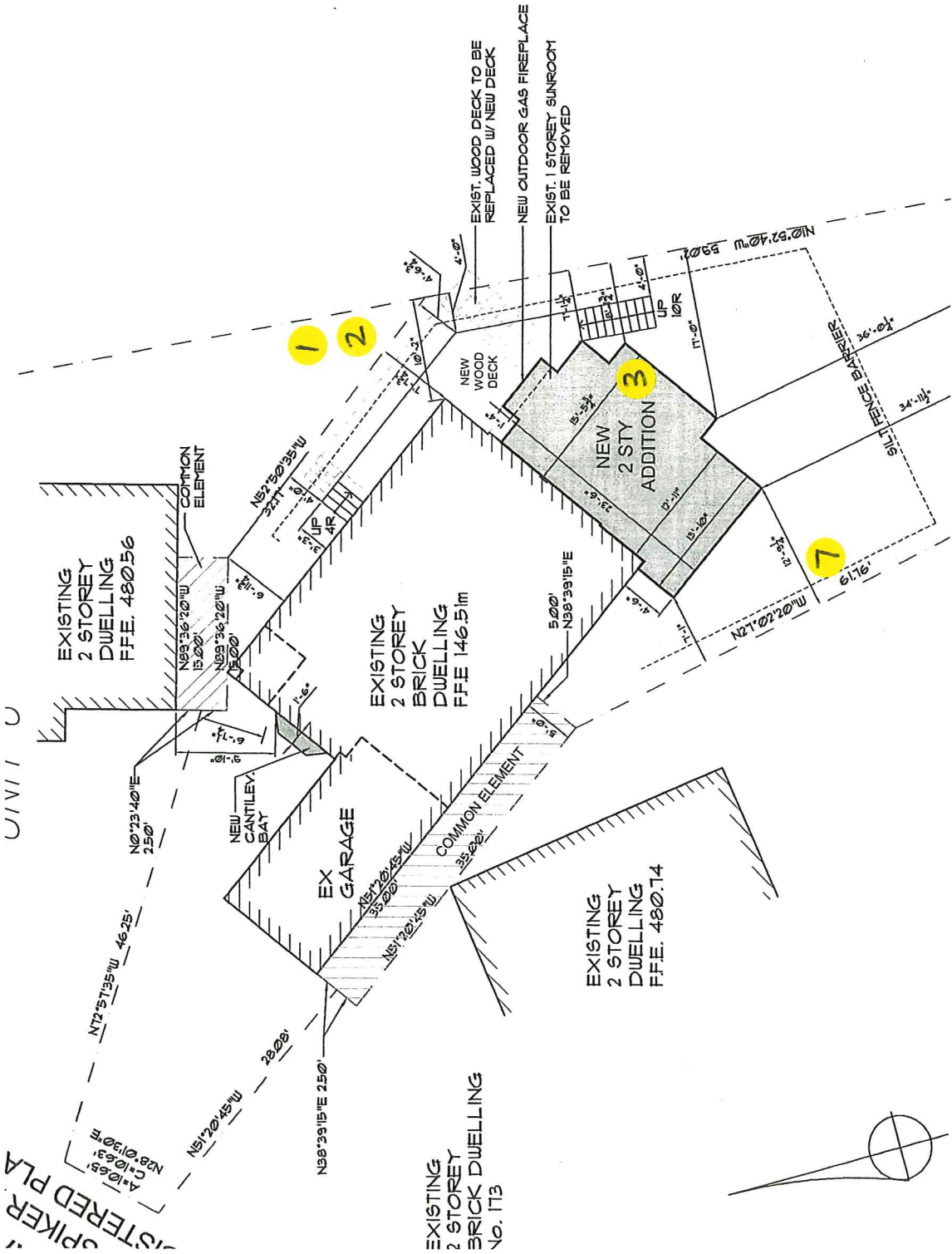
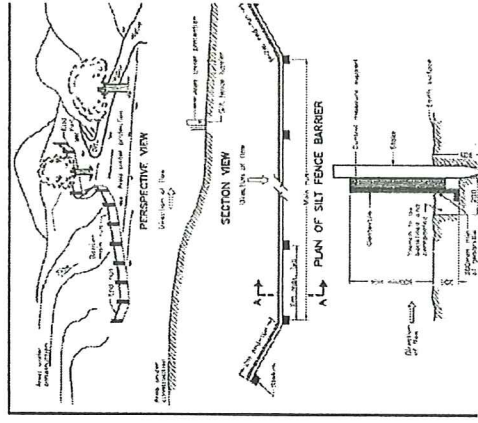
TOTAL GROUND FLOOR AREA

TOTAL SECOND FLOOR AREA

TOTAL (COVERAGE) (.35)

SITE PLAN INFORMATION TAKEN FROM LOT 1,
 REGISTERED PLAN 3493 AND PART OF LOTS
 A, B, 2, 4, 6, 8, 10, 11, 12, 13, 14, 15, AND 16
 REGISTERED PLAN 545
 AND PART OF LOT 1, CONCESSION 1
 (FORMERLY IN THE TOWNSHIP OF VAUGHAN)
 NOW IN THE TOWN OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK
 SCALE: 1" = 20'

PREPARED BY ANTON KIKAS O.L.S.
 SIGNED BY ANTON KIKAS
 DATED: MARCH 28, 1918



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